



The Wood Loft

Elterwater, Ambleside, Cumbria, LA22 9HS

Guide Price £395,000

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The Wood Loft is an immaculately presented cottage style apartment which is nestled on periphery of Elterwater Common. A light and airy property which benefits from large picture windows providing an attractive outlook over the common and surrounding countryside.

The property boasts an attractive combination of modern appointments with some original features. Continually improved over the years enjoying an open plan social living space . UPVC double glazing windows throughout and white painted rustic plastered walls. A private entrance approached through a small conservatory/sun room leading into the cosy open plan living, kitchen diner with feature window seats. A spacious double bedroom with excellent luxury ensuite.

The property has lovely views and a sunny aspect across Elterwater Common. Additionally benefitting from a highly generous useful store room accessed via the sun room.

Currently a well established and successful 4* holiday property with Lakelovers, the property is offered as a going concern with forward bookings and majority of contents.

Situated in the heart of the Lake District National Park in the picturesque village of Elterwater, the much photographed and painted beauty spot of Elterwater and Langdale Pikes with endless walks from the doorstep. Close proximity to the Britannia Inn and local Co op in Chapel Stile. However, only a few miles away there are the wide variety of amenities of Ambleside with local, restaurants, cafes and bars etc.



Accommodation

Glazed oak door and windows leading into a cosy entrance.

Sun Room

A light and airy room with a few exposed stone features, flagged floor and cloak hooks. Electric wall heater. Enjoying superb views towards Elterwater Common and Silver Howe. Bespoke oak front door leading into:



Living/Kitchen/Diner

A stunning open plan social living, kitchen and dining space, featuring a contemporary kitchen fitted with a range of cream wall and base units, a stainless steel sink with mixer tap and complementary worktops. Integrated appliances include a four ring gas hob with extractor hood, electric oven, slimline dishwasher, fridge and microwave. Part tiled walls and oak flooring.



The living area retains plenty of character, with original exposed beams, an electric fire and a wall mounted TV. Two vertical anthracite radiators and oak flooring add a stylish, contemporary finish, while two feature window seats provide the perfect spot to relax and enjoy the beautiful views towards Silver Howe and Loughrigg.

Step leading up to:

Bedroom

Attractive and spacious double room with original exposed beams and vertical anthracite radiator. Deep window seat and fantastic views towards Silver Howe and Loughrigg. Recessed cupboard providing useful storage facility.

Leading through to:



Utility Room

A useful storage and cloakroom area, featuring a unique natural rock feature with washing machine, tumble dryer and providing a practical utility space.

Leading through to:



En Suite Shower room

A luxurious en suite shower room featuring a contemporary three piece suite comprising, a generously sized double shower enclosure, wall hung wash hand basin and WC. Fully tiled with a heated chrome towel rail, an inset deluxe sized heated mirror and extractor fan. Original exposed beams add a touch of character.

Store Room

Accessed via the front porch, this generously sized store room provides superb additional storage space. The room features attractive exposed stone walls, electric strip lighting and a radiator, combining practicality with character.

Outside

The property benefits from having a designated private parking space to the right of the front door when exiting.

Services

Mains water, electric and drainage. LPG gas central heating.

Tenure

Leasehold. On a new 999 lease from 2021. Pets allowed

Rateable Value

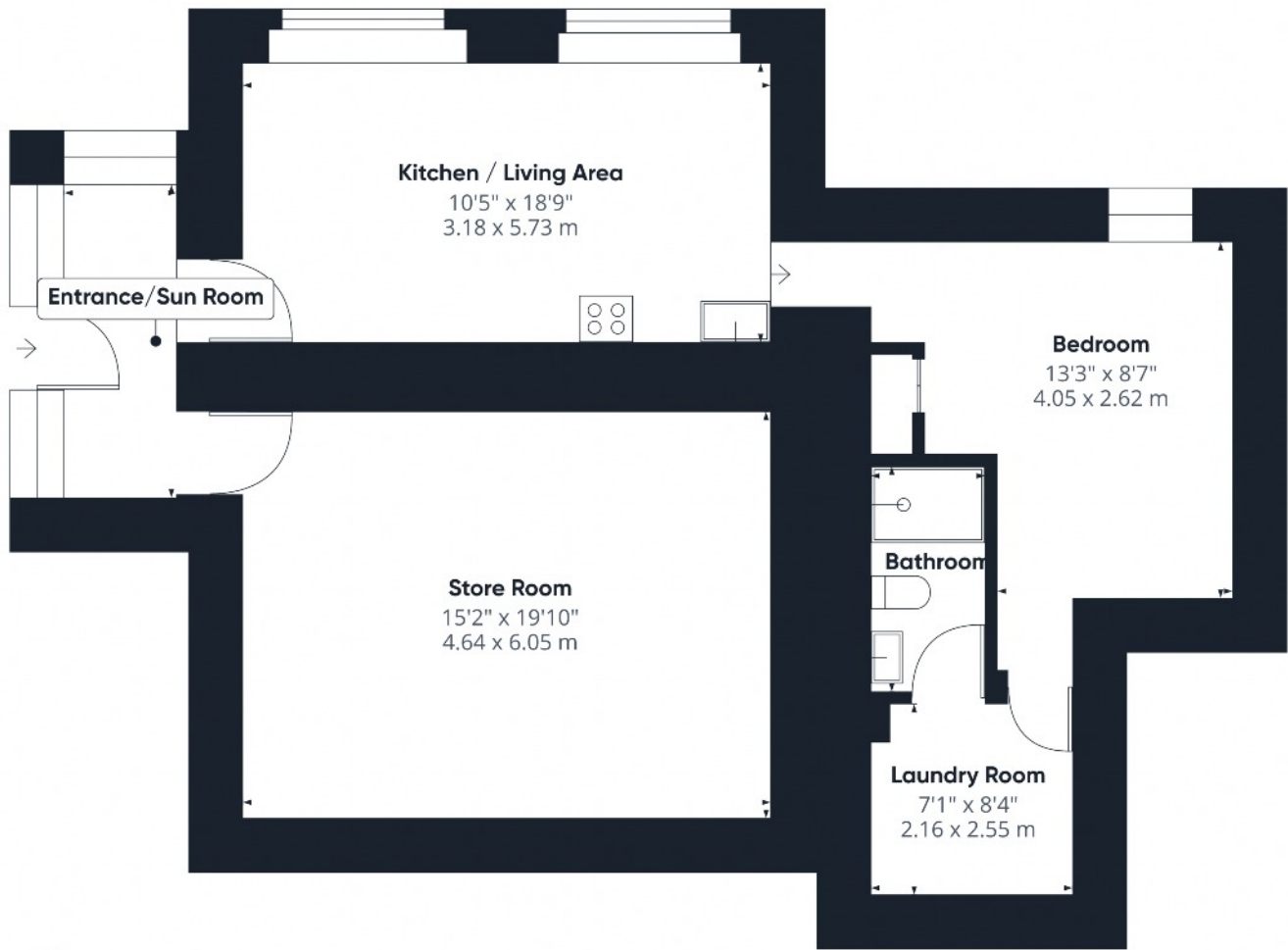
£2,150.00. Actual amount payable £958.90. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk







Approximate total area⁽¹⁾
818 ft²
76 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.